



# Cedar City

10 North Main Street • Cedar City, UT 84720  
435-586-2950 • FAX 435-586-4362  
[www.cedarcity.org](http://www.cedarcity.org)

**Mayor**  
Maile L. Wilson

**Council Members**  
Ronald R. Adams  
John Black  
Paul Cozzens  
Don Marchant  
Fred C Rowley

**City Manager**  
Rick Holman

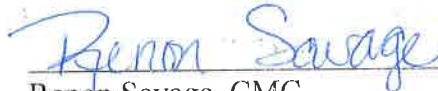
**REDEVELOPMENT AGENCY MEETING**  
**NOVEMBER 19, 2014**

**Immediately following the City Council Meeting**

The Cedar City Redevelopment will be held in the Council Chambers at the City Office, 10 North Main Street, Cedar City, Utah. The agenda will consist of the following items:

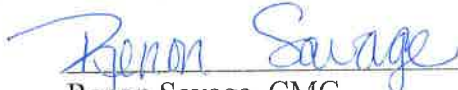
- I. Call to Order
- II. Business Agenda
  1. Consider an amendment to the June 7, 2013 interlocal agreement by and among Cedar City Corporation, Iron County, The Iron County School District, the Central Iron County Water Conservancy District, and the Cedar City Redevelopment Agency concerning the Aviation Way Project Area Plan -- Danny Stewart

Dated this 17<sup>th</sup> day of November, 2014.

  
Renon Savage, CMC  
City Recorder

**CERTIFICATE OF DELIVERY:**

The undersigned duly appointed and acting recorder for the municipality of Cedar City, Utah, hereby certifies that a copy of the foregoing Notice of Agenda was delivered to the Daily News, and each member of the governing body this 17<sup>th</sup> day of November, 2014.

  
Renon Savage, CMC  
City Recorder

Cedar City Corporation does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of services.

If you are planning to attend this public meeting and, due to a disability, need assistance in accessing, understanding or participating in the meeting, please notify the City not later than the day before the meeting and we will try to provide whatever assistance may be required.



## **FIRST AMENDMENT TO THE JUNE 7, 2013, INTERLOCAL AGREEMENT**

This first amendment to the June 7, 2013, interlocal agreement is entered into on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by and among CEDAR CITY CORPORATION, a municipal corporation, organized and existing under the laws of the State of Utah, herein referred to as "CITY"; IRON COUNTY, a political subdivision of the State of Utah, herein referred to as "COUNTY"; the IRON COUNTY SCHOOL DISTRICT, a political subdivision organized and existing under the laws of the State of Utah, herein referred to as "SCHOOL DISTRICT"; the CENTRAL IRON COUNTY WATER CONSERVANCY DISTRICT, hereinafter referred to as "WATER DISTRICT"; and the CEDAR CITY REDEVELOPMENT AGENCY, a political subdivision of the State of Utah hereinafter referred to as "RDA".

**WHEREAS**, CITY, COUNTY, SCHOOL DISTRICT, WATER DISTRICT, AND RDA entered into an interlocal agreement on or about June 7, 2013, to facilitate the collection and expenditure of tax increment financing in support and furtherance of the Aviation Way Project Area Plan; and

**WHEREAS**, a copy of the above mentioned June 7, 2013, interlocal agreement and all exhibits included therewith are incorporated herein by reference; and

**WHEREAS**, on or about the 13th day of August, 2014, the RDA passed resolution No. RDA-14-0813, directing the Cedar City/Iron County Economic Development Office to produce an amended aviation way project area plan; and

**WHEREAS**, the amendments to the aviation way project area plan consisted of adding a lot consisting of approximately 1.204 acres and increasing the base year property valuation to account for the added lot; and

**WHEREAS**, UCA § 17C-4-201 allows CITY, COUNTY, SCHOOL DISTRICT, and WATER DISTRICT to agree through an interlocal agreement to the payment of their individual portions of tax increment money to RDA for the purposes set forth in the June 7, 2013, interlocal agreement; and

**WHEREAS**, UCA §11-13-215 allows a county, city, town or other local political subdivision to share its tax and other revenues with other counties, cities, towns, local political subdivisions, the state or federal government; and

**WHEREAS**, paragraph 13 of the June 7, 2013, interlocal agreement allows for modification or amendment of its provisions only if the modification or amendment is in writing and signed by each of the parties.

**WHEREAS**, on or about October 8, 2014, the Cedar City Council passed Cedar City Ordinance number 1008-14 which formally adopted the first amended aviation way community development project area plan as the official Aviation Way Project Area Plan; and

**WHEREAS**, in order to allow tax increment to be collected from the property recently added to the Aviation Way Project Area and used in furtherance of the goals set forth in the First Amended Aviation Way Community Development Project Area Plan the taxing entities need to amend their interlocal agreement to adopt the First Amended Aviation Way Community Development Project Area Plan.

**NOW THEREFORE**, it is hereby agreed by CITY, COUNTY, SCHOOL DISTRICT, WATER DISTRICT, AND RDA that the June 7, 2013, interlocal agreement related to the funding for the Aviation Way Project Area Plan is hereby amended to include the First Amended Aviation Way Community Development Project Area Plan.

**NOW THEREFORE BE IT FURTHER AGREED**, by CITY, COUNTY, SCHOOL DISTRICT, and WATER DISTRICT that each of these taxing entities re-affirms their commitment to allow use of 100% of the tax increment generated within the Aviation Way Project Area, as amended, in furtherance of the purposes set forth in the First Amended Aviation Way Project Area Plan.

**NOW THEREFORE BE IT FURTHER AGREED**, by CITY, COUNTY, SCHOOL DISTRICT, WATER DISTRICT, and RDA as follows:

1. This first amendment to the June 7, 2013, interlocal agreement shall be reviewed as to proper form and compliance with applicable law by a duly authorized attorney on behalf of each party pursuant to and in accordance with the provisions of UCA § 11-13-202.5
2. A duly executed and complete copy of this first amendment to the June 7, 2013, interlocal agreement shall be filed immediately with the keeper of the records for each party pursuant to UCA §11-13-209.
3. As provided in UCA §11-13-219 the parties agree that the RDA shall cause a notice of this first amendment to the June 7, 2013 interlocal agreement to be published in the Daily News, which is designated as the official newspaper for all publications made under the Interlocal Cooperation Act, and notice shall also be posted on the Utah public notice web page (<http://www.utah.gov/pmn/index.html>). The parties hereto shall make a copy of this first amendment to the June 7, 2013, interlocal agreement available at their respective principle places of business during regular business hours for thirty (30) days after the publication of the notice of agreement, during which time any

interested person may contest the legality of this first amendment to the June 7, 2013, interlocal agreement. After thirty (30) days have passed, no one may contest the regularity, formality, or legality of this first amendment to the June 7, 2013, interlocal agreement or any action performed or instrument issued under the authority of this agreement for any cause whatsoever.

**NOW THEREFORE BE IT FURTHER AGREED**, by CITY, COUNTY, SCHOOL DISTRICT, WATER DISTRICT, and RDA, that any provision of the June 7, 2013, interlocal agreement not specifically amended by the provisions of this document shall remain unaltered.

*Remainder of page intentionally left blank.*

(CEDAR CITY'S SIGNATURE PAGE)

Dated this \_\_\_\_ day of \_\_\_\_\_, 2014.

CEDAR CITY CORPORATION:

\_\_\_\_\_  
MAILE L. WILSON, MAYOR

Approved as to form and content:

ATTEST:

\_\_\_\_\_  
RENON SAVAGE, CITY RECORDER

\_\_\_\_\_  
PAUL BITTMENN  
CITY ATTORNEY

STATE OF UTAH )

:SS

COUNTY OF IRON )

This is to certify that on the \_\_\_\_ day of \_\_\_\_\_, 2014, before me, the undersigned, a Notary Public, in and for the State of Utah, duly commissioned and sworn as such, personally appeared Joe Burgess, known to me to be the Mayor of Cedar City Corporation, and Renon Savage, known to me to be City Recorder of Cedar City Corporation, and acknowledged to me that he the said Joe Burgess and she the said Renon Savage executed the foregoing instrument as a free and voluntary act and deed of said corporation, for the uses and purposes therein, and on oath state that they were authorized to execute said instrument, and that the seal affixed is the corporate seal of said corporation.

\_\_\_\_\_  
Notary Public

(IRON COUNTY'S SIGNATURE PAGE)

Dated this \_\_\_\_ day of , 2014.

IRON COUNTY:

By: \_\_\_\_\_

Its: \_\_\_\_\_

[SEAL]

Approved as to form and content:

\_\_\_\_\_  
ATTEST

\_\_\_\_\_  
(Legal counsel's signature)

By: \_\_\_\_\_

\_\_\_\_\_  
(Print legal counsel's name)

Its: \_\_\_\_\_

STATE OF UTAH )

:SS.

COUNTY OF IRON )

On this \_ day of \_\_\_\_\_, 2014, personally appeared before me, \_\_\_\_\_  
\_\_\_\_\_, who duly acknowledged to me that he signed the above and foregoing document.

\_\_\_\_\_  
Notary Public

(IRON COUNTY SCHOOL DISTRICT'S SIGNATURE PAGE)

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

IRON COUNTY SCHOOL DISTRICT:

\_\_\_\_\_  
By: \_\_\_\_\_

Its: \_\_\_\_\_

Approved as to form and content:

[SEAL]

\_\_\_\_\_  
ATTEST

\_\_\_\_\_  
(Legal counsel's signature)

By: \_\_\_\_\_

\_\_\_\_\_  
(Print legal counsel's name)

Its: \_\_\_\_\_

STATE OF UTAH        )

:ss.

COUNTY OF IRON        )

On this \_ day of \_\_\_\_\_, 2014, personally appeared before me, \_\_\_\_\_  
\_\_\_\_\_, who duly acknowledged to me that he signed the above and foregoing  
document.

\_\_\_\_\_  
Notary Public



(CENTRAL IRON COUNTY WATER CONSERVANCY SCHOOL DISTRICT'S  
SIGNATURE PAGE)

Dated this \_\_\_\_ day of \_\_\_\_\_, 2014.

CENTRAL IRON COUNTY WATER CONSERVANCY  
DISTRICT:

\_\_\_\_\_  
By: \_\_\_\_\_

Its: \_\_\_\_\_

[SEAL]  
ATTEST:

\_\_\_\_\_  
(Legal counsel's signature)

\_\_\_\_\_  
(Print legal counsel's name)

\_\_\_\_\_  
By: \_\_\_\_\_

Its: \_\_\_\_\_

STATE OF UTAH )

:SS.

COUNTY OF IRON )

On this \_ day of \_\_\_\_\_, 2014, personally appeared before me, \_\_\_\_\_  
\_\_\_\_\_, who duly acknowledged to me that he signed the above and foregoing  
document.

\_\_\_\_\_  
Notary Public

(RDA'S SIGNATURE PAGE)

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

ATTEST:

\_\_\_\_\_  
RON ADAMS  
RDA CHAIRPERSON  
Approved as to form and content:

\_\_\_\_\_  
PAUL COZZENS  
RDA SECRETARY

\_\_\_\_\_  
Paul Bittmenn  
Counsel for the RDA

STATE OF UTAH        )

:SS.

COUNTY OF IRON        )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2014, personally appeared before me, Ron Adams and Paul Cozzens, who duly acknowledged to me that they signed the above and foregoing document.

\_\_\_\_\_  
Notary Public

# Exhibit “A”

First Amended Aviation Way Community Development Project Area Plan.

# **Revised Aviation Way Draft Community Development Project Area Plan**

**Cedar City, Utah**

**July 18, 2014**



**Prepared by:**  
**Cedar City – Iron County Office of Economic Development**  
**Brennan M. Wood – Director**

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## **1. Introduction, Adoption of Project Area Plan**

The Cedar City Redevelopment Agency also referenced herein as “the Agency” requested that the Cedar City – Iron County Office of Economic Development prepare a revision to the Draft Community Development Project Area Plan previously adopted by the Agency and Cedar City Council, in conformance with the requirements of Utah Code Annotated 17C-4-101 et seq (the “Act”). This revised Draft Community Development Project Area Plan (the “Project Area Plan”) is for a project area located entirely within the boundaries of Cedar City. The specific boundaries and proposed development that will occur within these boundaries are all set forth in this Project Area Plan document. This will be titled, “Aviation Way Community Development Project Area Plan,” dated July 18, 2014.

A map of the proposed Community Development Area (“CDA”) project area is included as Exhibit A.

The Cedar City Redevelopment Agency has determined that the proposed project area meets the criteria for creation of a CDA. The area offers the opportunity to encourage an expansion of an existing aerospace manufacturing facility that will attract private capital investment, contribute to the tax base, create jobs, and otherwise contribute to the economic vitality and prosperity of the community.

Creation of the CDA will allow Metalcraft Technologies, Inc. referenced herein as “MTI” and SyberJet Aircraft referenced herein as “SJA”, locally owned manufacturing aerospace components and final assemble manufacturer the opportunity to expand its ability to manufacture aircraft components and to assemble the SJ30 and other derivative aircraft.

The document is prepared in good faith as a current reasonable estimate of the economic impact of this project. Fundamental economic and other circumstances may influence the actual impact. With these assumptions, the information contained within this report represents the reasonable expectations of the project.

The ordering of sections of this Project Area Plan document is consistent with the presentation of requirements and other criteria for CDA development as set forth Utah Code 17C-4-103.

Contact: Brennan M. Wood  
Cedar City – Iron County Office of Economic Development  
10 N. Main  
Cedar City, Utah 84720  
Office Phone: 435-865-5115  
[wbrennan@cedarcity.org](mailto:wbrennan@cedarcity.org)

## 2. Proposed Community Development Project Area Boundaries (Aviation Way Community Development Project Area)

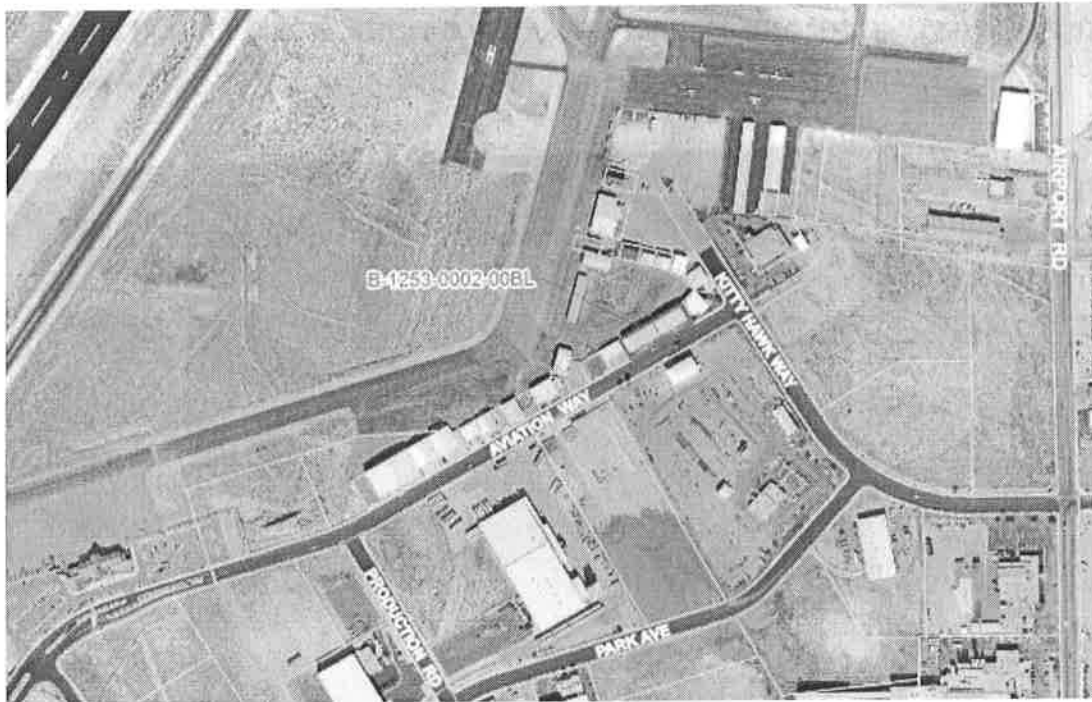
The proposed project area is located within Cedar City, Utah and is approximately 41.81 acres (the "Project Area"). A map of the Project Area is attached as Exhibit A and incorporated herein (the "Project Area Map").

The parcels proposed to be contained within the CDA are as follows:

<u>Parcel Number</u>	<u>Current Owner Name</u>	<u>Acreage</u>	<u>2012 Assessed Value</u>
B-1253-0002-00BL	Cedar Building Associates	0.460	\$349,995
B-0003-0006-0003-01	Cedar Building Associates	16.29	\$1,986,540
B-1792-0009-0001	Cedar Building Associates	2.504	\$250,020 *Combined
B-1792-0001-0000	Cedar Building Associates	7.97	\$3,850
B-0005-0001-0001-912	Cedar Building Associates	14.59	\$2,111,036
<b>TOTAL</b>		<b>41.81</b>	<b>\$4,701,441</b>

PARCEL 1 [B-1253-0002-00BL]: BEG AT PT N30°00'00"W, 66.00 FT & N60°00'00"E, 144.07 FT FR NW COR OF LOT 1, CEDAR CITY INDUSTRIAL PARK SUBD; N30°00'00"W, 80.00 FT; N60°00'00"E, 252.00 FT; S30°00'00"E, 80.00 FT; S60°00'00"W, 252.00FT ALG NW R/W LN OF AVIATION WAY TO POB; PROPERTY BELONGS TO CEDAR CITY CORP, BUILDING BELONGS TO PORTER DEVELOPMENT. (LOC SEC 4,T36S,R11W, SLM) (DELETED FOR 2013 TAX YEAR-NOW B-1253-29-BL & B-1253-30-BL)





PARCEL 2 [B-0003-0006-0003-01]: BEG S00°05'05"E 2527.67 FT FR NW COR OF SEC 9, T36S, R11W, SLM; SD PT BE ON N R/W OF UP RR; N00°05'05"W ALG W LN SD SEC 942.66 FT; N45°53'56"E 1267.50 FT; N89°40'02"E 351.94 FT; S00°06'48"E 825.10 FT TO N R/W LN OF UP RR; S84°11'36"W ALG SD RR R/W 523.58 FT; S85°00'21"W ALG SD RRR/W 431.19 FT; S86°12'10"W ALG SD RR R/W 97.11 FT; S88°31'30"W ALG SD RR R/W 183.00 FT; S89°50'23"W ALG SD RR R/W 33.42 FT TO POB; BEG AT PT N 2639.05 FT & E 840.26 FT FR SW COR SEC 9, T36S, R11W, SLM; SD PT BE ON N R/W LN OF HWY U-56; N00°05'35"W 60.42 FT; S84°11'56"W 60.30 FT; S00°05'35"E 54.42 FT TO N R/W LN OF SD HWY U-56; N89°54'25"E ALG N R/W SD HWY U-56 60.00 FT TO POB. LESS B-3-8, B-3-10, B-1794 & B-3-11; SUBJ TO EASE DESC REC BK 1173/1122.

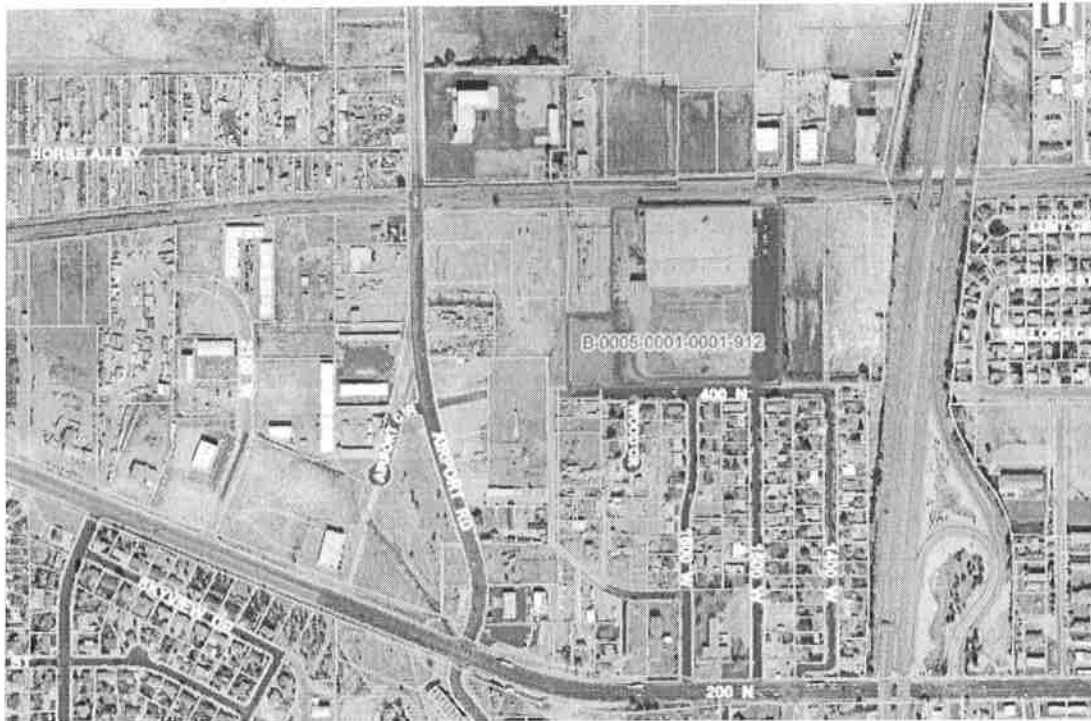
PARCEL 3 [B-1792-0009-0001]: BEG AT PT N0°05'05"W ALG SEC LN 777.49 FT & E 61.39 FT FR W1/4 COR SEC 9, T36S, R11W, SLM; SD PT BE ON W'LY R/W LN OF AVIATION WAY; N55°44'22"W 300.01 FT; N34°15'38"E 363.63 FT; S55°44'22"E 300.00 FT TO PT ON W R/W LN OF AVIATION WAY; S34°15'38"W 360.20 FT TO POC; SW'LY ARC CURV TO LEFT W/ RADIUS OF 650.00 FT; DIST OF 3.44 FT (CHORD SD CURV BEARS S34°06'33"W 3.44 FT) TO POB; SUBJ TO 20 FT UTIL EASE ALG E'LY SIDE OF DESC PROP ADJ TO AVIATION WAY. (LOC SEC 8 & 9, T36S, R11W, SLM)

PARCEL 4 [B-1792-0001-0000]: BEG AT PT N0°05'05"W ALG SEC LN 954.07 FT & E 181.91 FT FR W1/4 COR SEC 9, T36S, R11W, SLM; SD PT BE ON W'LY R/W LN OF AVIATION WAY, N55°44'22"W 300.00 FT; N34°15'38"E 150.00 FT; S55°44'22"E 300.00 FT TO PT ON W R/W LN OF AVIATION WAY, S34°15'38"W 150.00 FT TO POB.

SUBJ TO 20 FT UTIL EASE ALG E'LY SIDE OF DESC PROP ADJ TO AVIATION WAY. (LOC SEC 8 & 9, T36S, R11W, SLM)



PARCEL 5 [B-0005-0001-0001-912]: BEG AT PT WH IS E ALG 1/4 SEC LN 990.0 FT FR W1/4 COR SEC 10, T36S, R11W, SLM; N 27.0 FT; E 191.5 FT; N 456.0 FT M/L TO S'LY R/W LN OF LA & SL RR; E'LY ALG SD S'LY R/W LN 730.0 FT; S 784.2 FT M/L TO N LN OF 400 N ST OF CEDAR CITY; W 919.5 FT M/L TO PT 293.0 FT S OF POB; N 293.0 FT TO POB; SUBJ TO IRRIG DITCH EASE/R/W OVER FOLLOW DESC REC BK 644/278. ALSO DESCAS: BEG N89°26'56"E 990.00 FT ALG 1/4 SEC LN FR W1/4 COR SEC 10, T36S, R11W, SLM; N0°11'35"W 27.00 FT; N89°26'56"E 188.65 FT; N0°12'10"W 457.08 FT ALG EXIST FENCELN; N89°02'56"E 728.16 FT ALG S R/W LN OF LA & SL RR; S0°17'58"E 784.13 FT ALG EXIST FENCELN; S89°29'28"W 981.48 FT ALG N LN OF 400 N ST; N0°07'34"W 294.30 FT TO POB; SUBJ TO EASE DESC REC BK 1159/610.



### 3. Summary of Existing Land Use, Principal Streets, Population Densities and Building Intensities

#### Existing Land Use Map

A map of existing zoning in the Project Area is included as Exhibit "B" and is incorporated herein (the "Zoning Map"). A map indicating the layout of principal streets serving the area is included as Exhibit "C".

The parcels included in the Project Area are zoned I&M. The principal access to the Project Area is Highway 56 with access off of Interstate 15 at exit 59. The Project Area is less than one mile from Interstate 15. Highway 56 is a four lane highway running east and west in Cedar City.

PARCEL 1: Parcel belongs to Cedar City Corporation; hangars belong to Cedar Building Associates. There are two hangars at this location including a 13,200 sq. ft. hanger and a 6,600 sq. ft. hanger

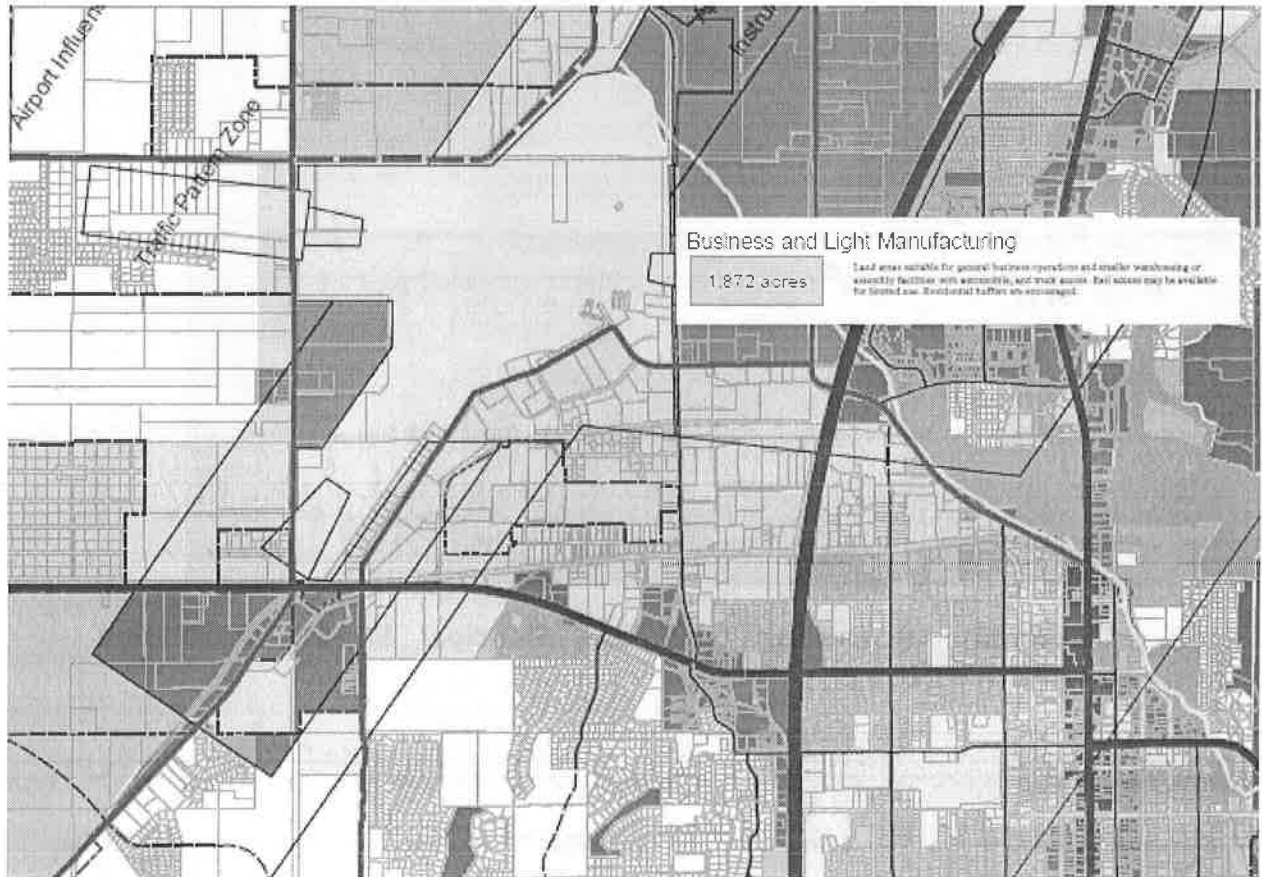
PARCEL 2: Parcel two belongs to Cedar Building Associates. Metalcraft Building I is a 90,000 sq. ft. facility.

PARCEL 3: Parcel three belongs to Cedar Building Associates. Parcel is vacant with no existing facility and is adjacent to the Cedar City Regional Airport.

PARCEL 4: Parcel four belongs to Cedar Building Associates. Parcel is vacant with no existing facility.

PARCEL 5: Parcel belongs to Cedar Building Associates. Metalcraft Building II is a 160,000 sq. ft. facility with rail access and all utilities.

### General Description of surrounding property -



The area in question is completely within the I&M-1 Zone and has been established for business and light manufacturing. The project area is south of the Cedar City Municipal Airport, west of Interstate 15 and north of highway 56. The I&M -1 zone has been established as a district in which the primary use of the land is manufacturing, fabricating, processing and warehousing establishments. This zone is characterized by flat, open land particularly suited for industrial uses because of the proximity to railroad tracks and streets and the availability of utilities necessary for successful industrial use. Representative of the uses within this zone are manufacturing and fabrication and processing, storage warehousing, and wholesale distribution and railroad trackage switch yards and terminal facilities. Uses which give rise to excessive noise, vibration, smoke, odor, dust, fumes, or danger of explosion have been excluded from this zone. Also subdivisions and dwellings on small lots along with other uses which tend to thwart or prevent the use of the land for its primary purposes have been excluded from this zone.

**Population Density in the Project Area** – The Project Area made up of five parcels does not contain any residential housing units.

**Building Density in the Project Area** - There are four structures located within the project area: 1) Metalcraft Building I is 90,000 sq. ft. 2) Metalcraft Building II is 160,000 sq. ft., and the hangars located on the Cedar City Regional Airport are 3) 13,200 sq. ft and 4) 6,600 sq. ft. The surrounding area is known as the rail or industry corridor with manufacturing facilities that include: BWAY, WL-Plastics, Smead, and Western Quality Foods.

**Impact of Community Development on Land Use, Population and Building Density** – No change in zoning is required and the proposed project is consistent with area usage. MTI and SJA are proposing to use existing facility for manufacturing with some additional upgrades. The proposed facility (with upgrades) will be able used for manufacturing aerospace components and final assemble of the SyberJet SJ30 and derivative aircraft.

- **Aerospace Components:** MTI is a full-service, vertically integrated aerospace manufacturer fabricating sheet metal parts, machine precision parts, process/finish parts and build both major and minor assemblies.
- **Final Assemble:** SJA will assemble the SJ30 aircraft within the proposed boundaries. The SJ30 is the world's fastest and longest range light business jet. The SJ30 has a high speed cruise of Mach 0.83 (486 ktas), a range of 2,500 nautical miles and a sea level cabin pressure at 41,000 ft.

MTI and SJA have proposed to increase manufacturing and final assemble space and will require additional facilities of 300,000 of square feet to accommodate proposed expansion.

#### **4. Standards That Will Guide Community Development**

**Standards Guiding Development** - Development in the Project Area will be subject to appropriate elements of the Cedar City General Plan, the Cedar City Zoning Ordinances and all applicable Cedar City Building Ordinances. Development/expansion proposals shall be accompanied by site plans, development data and other appropriate material clearly describing the extent of development/expansion proposed, and any other data that is required by Cedar City Ordinances.

#### **5. Description of How Purposes of the Act Will be Attained**

Title 17C of the Utah Code contains the following definition of "Community Development":

"Community development" means development activities within a community, including the encouragement, promotion, or provision of development. [17C-1-102 (16)]

The creation of the Proposed Aviation Way Community Development Project Area furthers the attainment of the purposes of Title 17C by addressing the following objectives:

- **The provision of development that enhances economic and quality of life basis** -The proposed community development project will provide numerous economic and community benefits including the generation of construction/remodel jobs and approximately 1,200 long-term jobs.

- **Associated business and economic activity stimulated by the development** – This project will meaningfully enhance Cedar City's property tax base. The direct and indirect impact provided by new permanent jobs and temporary construction jobs to the existing economy in Cedar City could be substantial. Businesses that should benefit include hotels, restaurants and suppliers and vendors servicing the proposed new facility. In addition, some suppliers and vendors may choose to locate in Cedar City to better service the new facility. Local and regional taxing authorities should also benefit from sales and use taxes directly and indirectly generated by the project.

- Enhancing employment and income opportunities for community residents by offering a wide range of employment opportunities within the City.
- Increasing the diversity of the tax base, increasing the resources available for performing governmental services.
- Encourage and support the renovation and reuse of underutilized or vacant parcels/buildings/shopping centers.
- Support and encourage appropriate public and private development and redevelopment efforts in the community.

- **Provision of public infrastructure** – It should be noted that MTI and SJA have proposed as part of the total business expansion incentive package that Cedar City Corporation make capital improvements to Aviation Way, which includes road base, curb, gutter, streetlights, and sidewalk. The estimated costs of these improvements are \$298,734.33. Additionally, the Cedar City Regional airport will require an additional taxiway to service the project area. The estimated costs for a 35 foot wide taxiway is \$778,000.00 and the estimated costs of a 50 foot wide taxiway is \$1,102,000.00

## **6. Conformance of the CDA to the Community's General Plan**

The Aviation Way CDA is consistent with the City's General Plan: Cedar City General Plan Update 2009, Community Development Framework – Principles of Community Development.

With its history, attributes, and location, Cedar City possesses the basic resources that give energy to its aspirations as a thriving community of moderate size in southwestern Utah. It is a community that combines the draw of a rural lifestyle surrounded by agricultural, with an historic downtown commercial district that is combined with a growing university community, a center for the arts and a hub for tourism. The City's goal for the future is to be a dynamic and healthy community, responsive to a pattern of quality growth while preserving its basic strengths and values through comprehensive planning.

From the outset, it is significant to note that the concepts of Planning for Growth and Community Development denote specific qualities that shape land use and zoning strategies, as well as priorities in The City's General Plan. Planning for Growth, as described below, denotes the deliberate, systematic anticipation of residential and commercial expansion within the context of continued emphasis on environmental quality

and social needs. Community Development implies that infrastructure, civic facilities and grounds, and commercial development are to be encouraged only to the extent that it meets the needs of the City's residents. Future development and expansion of the existing community will prove essential in order to maintain present service levels as population and tax base within the City grows.

The following are Community & Economic Development goals identified in the City's General Land Use Plan:

1. Address issues related to the Quality of Life in Cedar City through comprehensive planning and the effective allocation of resources, in coordination with other public and private agencies.
2. Continue the City's commitment to promote a broad-based, pluralistic, and informed decision making process based on citizen participation at all levels of community governance.
3. Develop improved mechanisms for communications; joint planning, and coordination with other levels of government, public agencies, and the private sector.
4. Expand employment opportunities within Cedar City through effective planning and zoning supporting economic development activities.
5. Increase the tax base of the City through expanded commercial development that broadens the retail diversity and limits sales tax leakage.
6. Support and expand the tourism base and provide the highest quality visitor experience through property planning, zoning, and design.

**Zoning Ordinances** - The Project Area is currently zoned I&M -1. The I&M-1 Zone has been established as a district in which the primary use of the land is manufacturing, fabricating, processing and warehousing establishments. This zone is characterized by flat, open land particularly suited for industrial uses because of the proximity to railroad tracks and streets and the availability of utilities necessary for successful industrial use. Representative of the uses within this zone are manufacturing and fabrication and processing, storage warehousing, and wholesale distribution and railroad trackage switch yards and terminal facilities. Uses which give rise to excessive noise, vibration, smoke, odor, dust, fumes, or danger of explosion have been excluded from this zone. Also subdivisions and dwellings on small lots along with other uses which tend to thwart or prevent the use of the land for its primary purposes have been excluded from this zone.

**Building Code** - The Project enhancements will be constructed in accordance with all applicable Cedar City building codes.

The creation of the Project Area will foster renewed economic activity in an area designated for industry and manufacturing and commercial purposes, which is consistent with the General Plan.

## **7. Specific Project Outline and Its Potential for Job Creation**

The formation of the CDA Project Area will provide Cedar City with job creation opportunity by creating short term construction jobs and long term employment. The proposed rehabilitation of the existing facilities and additional new facilities which will result from the provision of incentives to the Property Owner as specified in

the Project Area Plan, will provide approximately 1,200 new positions as part of a fifteen year expansion project.

MTI projects to create 960 jobs by 2025 and SJA projects to create 240 jobs by 2025. Combined the Project Area projects 1,200 new positions in the aerospace manufacturing industry including engineers, fabricators, machinist, assemblers, inspectors and a wide range of personnel to build, deliver and support the SJ30 program.

Calendar Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Metalcraft	40	80	120	220	360	480	480	480	800	800	800	800	960	960	960
SyberJet	10	20	30	55	90	120	120	120	200	200	200	200	240	240	240
Total Jobs	50	100	150	275	450	600	600	600	1000	1000	1000	1000	1200	1200	1200

Conservative projections have SJA delivering 1 aircraft in 2014, 3 aircraft in 2015, 5 aircraft in 2016, 9 aircraft in 2017, 14 aircraft in 2018 and 18 aircraft in 2019.

## 8. Selection of Developer



The Agency does not own or control any property in the Project Area. Cedar City owns public right-of-ways and airport property. The Airport Property contained within this Project Area is leased to SJA. The Agency desires the owners of real property in the Aviation Way CDA to undertake development of their property and anticipates that owners will take advantage of the opportunity to develop property as outlined in this draft plan.

## 9. Reasons for Selection of Project Area

The Project Area was selected by the Agency due to the immediate opportunity to strengthen the City's economic base.

- 1) The recognition that the Project Area needs assistance to attract the investment of private capital to upgrade existing facilities and surrounding property.
- 2) Enable the Project Area to be competitive in a competitive site selection process.
- 3) The opportunity to initiate a public/private partnership to improve this area of the City.



## 10. Description of Physical, Social/Economic Conditions Existing in the Project Area

A community's socioeconomic status is based on family income, education level, occupation and financial resources. Amongst Utah's counties, Iron County has one of the highest rates of poverty and lowest median household income statistics in the state. CDA's encourage development in areas that are underutilized, blighted or under economic stress and will have a positive impact on the physical environment, as well as the socioeconomic characteristics. The Aviation Way CDA will increase capital investment in the area, encourage other development and offer quality long term employment for Cedar City and County residents.

The total assessed value of the property within the Project Area is currently \$8,167,633 a value that will increase with enhancements to the proposed Project Area. Total assessed value includes both real and personal property assessment.

2012	Parcel/Co.	Assessed Value	Notes
Real Property	Parcel 1	\$ 349,995	Account 0375979
Real Property	Parcel 2	\$1,986,540	Account 0037991
Real Property	Parcel 3	\$ 250,020	Account 0493426 *Value of parcels before being combined
Real Property	Parcel 4	\$ 3,850	Account 0448727
Real Property	Parcel 5	\$2,111,036	Account 0038171
Personal Property	MTI	\$2,464,915	Account P783035 (MetalCraft Technologies Inc.)
Personal Property	SJA	\$1,001,277	Account P995166 (MT. LC / SyberJet Aircraft)
Total		\$8,167,633	

## 11. Tax Increment Benefits Analysis

The following are the requirements of a benefit analysis as established by Utah Code 17C-4-103 to be included in a Community Development Project Area Plan:

*(11) include an analysis or description of the anticipated public benefit to be derived from the community development, including:*

*(a) the beneficial influences upon the tax base of the community; and*

*(b) the associated business and economic activity likely to be stimulated;*

Subject to the establishment of the Project Area, the following describes tax incentives which the Agency intends to offer within the Project Area to a company in consideration for renovating proposed site, building new facilities and relocating final assemble of the SJ30 program. The Agency intends to negotiate with the taxing entities a voluntary agreement to provide property tax increment of 100% for 15 years to be paid to the Agency for community development Project Area purposes. These funds may be used for land acquisition, desirable Project Area improvements (including rehabilitation and upgrades to the existing building) and other items as approved by the Agency. Payment to the developer shall be made through an agreement between the Agency and the City or the Agency and the developer. Subject to the provisions of the Act, the Agency may agree to pay for eligible costs and other items from taxes for any period of time the Agency may deem to be appropriate under the circumstances. The source of funds for reimbursement will be tax increment revenues generated through investment in real and personal property in the project area. The projections for net new tax revenue generation within the CDA, and the associated tax increment projections, involve certain development assumptions, forecasting techniques, and other factors.

The primary purposes for the Agency offering an incentive are to:

- 1) Attract new business development in a weak economic climate.
- 2) Stimulate job growth opportunity and create new high paying jobs.
- 3) Stimulate private investment within the Project Area.

The Cedar City Redevelopment Agency has set minimum guidelines that client must adhere to in order to qualify for reimbursement. These include, hire and maintain a minimum of 50% of company projections and pay its employees an average of 25% above the County average wage as defined in the agreement between the Agency and the Company.

Calendar Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Metalcraft	40	80	120	220	360	480	480	480	800	800	800	800	960	960	960
SyberJet	10	20	30	55	90	120	120	120	200	200	200	200	240	240	240
Total Jobs	50	100	150	275	450	600	600	600	1000	1000	1000	1000	1200	1200	1200
Minimum Jobs to qualify for reimbursement	25	50	75	138	225	300	300	300	500	500	500	500	600	600	600

## ANTICIPATED PUBLIC BENEFIT

**Beneficial Influences Upon Community Tax Base** – The beneficial influence on the tax base will happen through an increase of the property tax base of the Project Area. As the enhancements occur, property tax revenue will increase and jobs will be created. Businesses that should benefit include hotels, restaurants, suppliers and vendors servicing the proposed project. In addition, some suppliers and vendors may choose to locate in Cedar City to better service the site.

The capital expense for this project is estimated at approximately \$350,000,000 to \$400,000,000.

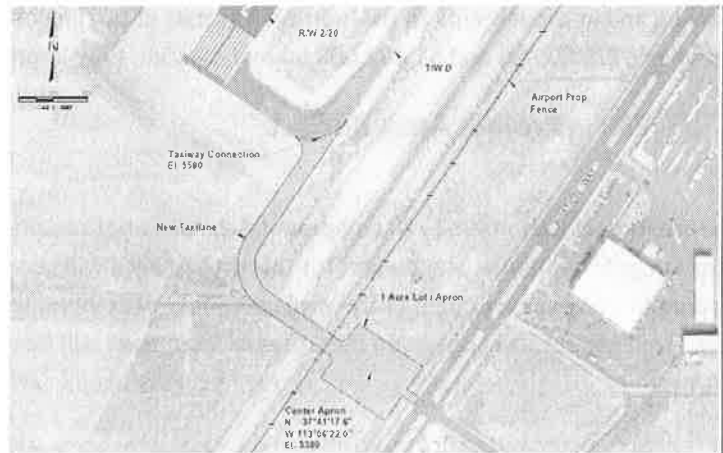
**Original 2012 Base Year Tax Valuation** – In order to calculate the net new taxes generated by project expansion within the CDA – or tax increment, the existing tax base within the Project Area has to be taken into account. According to the Iron County Assessor's Office, the current total assessed value as of 2012 is \$8,020,358. It is proposed that the base year be 2012 with reimbursement beginning with tax year 2013. The base real property tax assessment is \$4,554,166 and the base personal property tax assessment is \$3,466,192.

**Amended 2012 Base Year Tax Valuation** - To amend the project area, Cedar City Economic Development increased the base tax valuation by \$147,275 or the value of the additional parcel added to the project area boundary. The value of parcel B-1792-0009-0000 in 2012 was \$147,275. The amended base real property tax assessment is \$4,701,441 and the base personal property tax assessment is \$3,466,192 for a total base value of \$8,167,633

**Economic Activity** - Manufacturing jobs have one of the highest “multiplier-effect or ripple-effect” and will add additional jobs within Cedar City. The Project Area also offers surplus space and land for future expansion opportunities.

**Economic Costs** – A 35 or 50 foot wide taxilane will be required to be constructed from the current taxiway C to Cedar Building Associates property. The proposed 35 foot taxilane is estimated to cost \$778,000.00 and the 50 foot taxilane is estimated to cost \$1,102,000.00. The Agency is currently working with local, state and federal programs for funding.

Aviation Way improvements including road base, curb, gutter, streetlights and sidewalk are estimated to costs \$298,734.33.



**Purpose of Utilizing Property Tax Revenues** – Once qualified, the company will be reimbursed for costs incurred in preparing the site and making improvements to the existing sites as per the terms and conditions of this plan and the adopted interlocal agreement.

- To enhance employment and income opportunities for community residents
- To improve access to goods and services for residents
- To increase and diversify the tax base, thus increasing the resources available for performing governmental services while minimizing tax rates

**Net Benefits** – The net benefits from the proposed Project Area are commensurate with the improvements that need to be funded. This report assumes that the benefits ignore the present revenue situation and only include the incremental costs and revenues the new renovation and nearby developments generate. The development will benefit all taxing agencies within the Plan Area.

## **12. Source of Incentive Funds to Property Owner**

This Plan utilizes the property tax increment generated by the improvements to the existing building and the site and the installation of personal property on and within the boundaries of the Project Area. The Project Area proposes to utilize tax increment funds from all participating taxing entities including Cedar City Corporation, Iron County, Iron County School District and the Central Iron County Water Conservancy District.

Incremental Incentive Analysis from the Project: Projected 15 Year Total tax increment is \$11,543,460 (may be actually higher or lower, depending on assessed values).

### **Other Incentives**

The Agency or Cedar City purposes to pay for some or all of the costs associated with improvements to the taxilane and improvements to Aviation Way as part of the incentive package. The taxilane is estimated to cost between \$778,000.00 and \$1,102,000.00 and Aviation Way improvements are estimated to cost \$298,734.33

## **13. Project Area Budget**

The creation of a community Development Area does not require a Taxing Entity Committee and a Project Area budget is optional. The budget for this project area will consist of revenues generated by new tax increment and expenses paid to the project equaling tax increment if all performance milestones have been met. If milestones have not been met, the tax increment will be distributed back to participating taxing entities.

## **Exhibits**

**Exhibit A**

**Project Area Map**

**Exhibit B**

**Zoning Map**

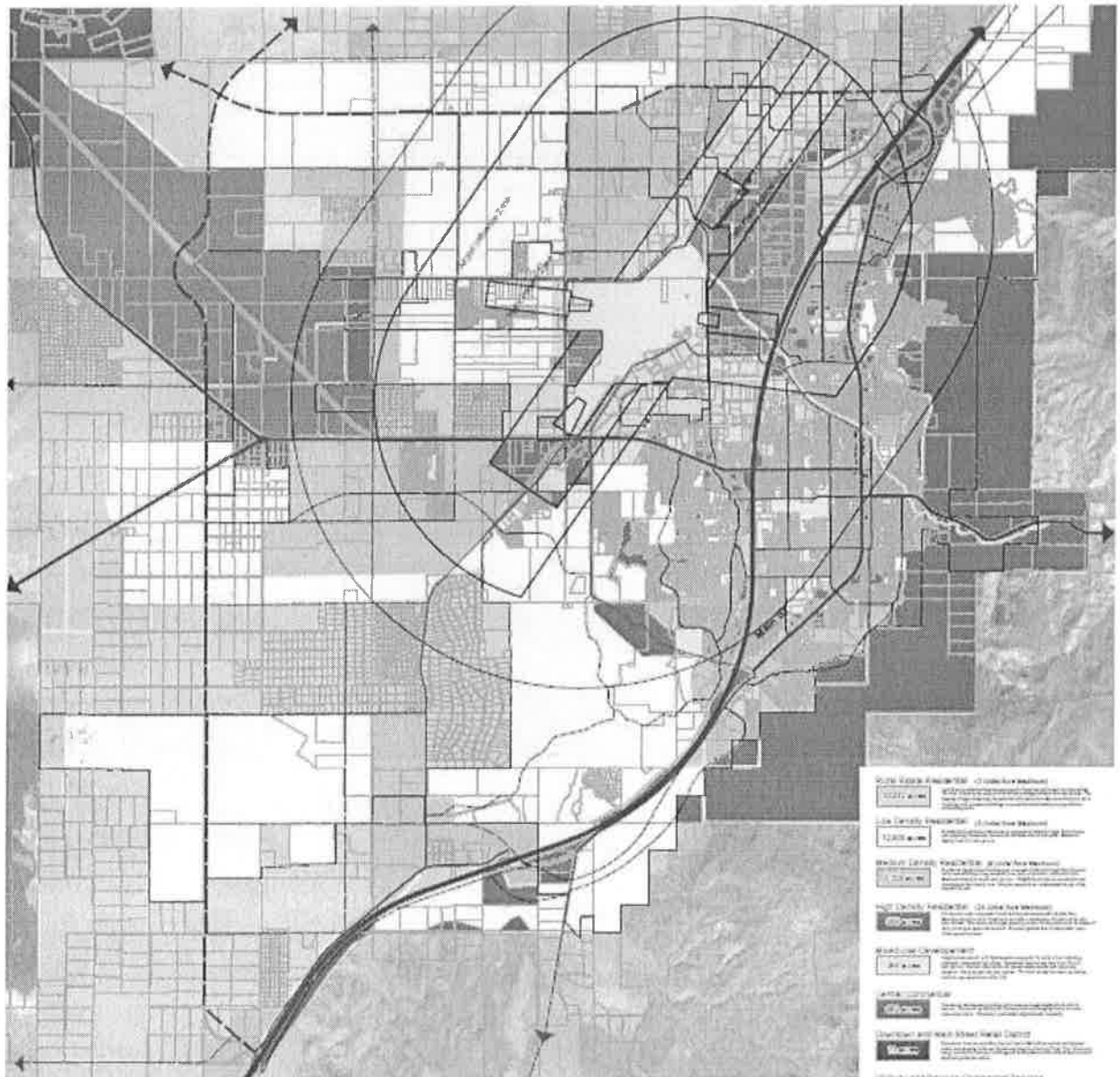
**Exhibit C**

**Principal Streets**

## Exhibit A

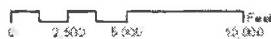


## Exhibit B



Indicated Arterial and Collector Streets  
 Streets and Roads on the Generalized Use Plan are for reference only. For more detailed information,  
 see the Transportation Plan and Map.

### Informational Index

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Legend

- |   |   |
|---|---|
|  | City Center                                     |
|  | Future A (weight) Secondary                     |
|  | Core Urban                                      |
|  | Leeds and Leeds City with<br>associated housing |

<b>Video Editor: Final Cut Pro</b>  <b>12,000.00</b>	<p>Apple's professional video editing software. It's the most powerful and flexible video editor available for Mac OS X. It's also the most intuitive and easy to use. With Final Cut Pro, you can edit video in a way that's as simple as editing text. You can also use the powerful tools to create professional-quality video.</p>
<b>Live Director: Final Cut Pro</b>  <b>12,000.00</b>	<p>Apple's professional live video production software. It's the most powerful and flexible live video production software available for Mac OS X. It's also the most intuitive and easy to use. With Live Director, you can create professional-quality live video production.</p>
<b>Motion: Final Cut Pro</b>  <b>12,000.00</b>	<p>Apple's professional motion graphics software. It's the most powerful and flexible motion graphics software available for Mac OS X. It's also the most intuitive and easy to use. With Motion, you can create professional-quality motion graphics.</p>
<b>Post: Final Cut Pro</b>  <b>12,000.00</b>	<p>Apple's professional post-production software. It's the most powerful and flexible post-production software available for Mac OS X. It's also the most intuitive and easy to use. With Post, you can create professional-quality post-production.</p>
<b>Workflow: Final Cut Pro</b>  <b>12,000.00</b>	<p>Apple's professional workflow management software. It's the most powerful and flexible workflow management software available for Mac OS X. It's also the most intuitive and easy to use. With Workflow, you can create professional-quality workflow management.</p>
<b>Audio: Final Cut Pro</b>  <b>12,000.00</b>	<p>Apple's professional audio production software. It's the most powerful and flexible audio production software available for Mac OS X. It's also the most intuitive and easy to use. With Audio, you can create professional-quality audio production.</p>
<b>Color: Final Cut Pro</b>  <b>12,000.00</b>	<p>Apple's professional color grading software. It's the most powerful and flexible color grading software available for Mac OS X. It's also the most intuitive and easy to use. With Color, you can create professional-quality color grading.</p>
<b>Export: Final Cut Pro</b>  <b>12,000.00</b>	<p>Apple's professional export software. It's the most powerful and flexible export software available for Mac OS X. It's also the most intuitive and easy to use. With Export, you can create professional-quality export.</p>
<b>Share: Final Cut Pro</b>  <b>12,000.00</b>	<p>Apple's professional sharing software. It's the most powerful and flexible sharing software available for Mac OS X. It's also the most intuitive and easy to use. With Share, you can create professional-quality sharing.</p>



# Proposed Land Use CEDAR CITY

General Plan 2012

Council Approved:  
Sept 26, 2012







